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BY EMAIL
FAO: Alex Taylor
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Planning Ref: EDC/17/0067
Our Ref: 26592/A3/AB/0067
3rd August 2021

Dear Alex,

RE: APPLICATION FOR NON-MATERIAL AMENDMENT (S96A) FOR LANDSCAPING DESIGN AND TO AMEND CONDITION 6 OF RESERVED MATTERS PLANNING APPLICATION – REFERENCE NUMBER EDC/17/0067

On behalf of our client, Newcrest Ebbsfleet Ltd, please find enclosed an application for Non-Material Amendment to the above reserved matters consent. This application is submitted under the provisions of S96A of the Town and Country Planning Act 1990 in relation to the reserved matters approval granted on 27th September 2017 (ref. EDC/17/0067).

As a result of required changes to the design due to conflicts between the proposed landscaping and constructed below ground services, the application seeks to make the following minor amendments to the approved plans;

- Removal of 11 no. trees along northern perimeter of car park;
- All 11 removed trees to be replaced in various locations within or adjacent to the car park;
- Eight trees to be located within the consented application boundary in new or existing tree pits/shrub beds;
- Three trees to be located adjacent to site and outside of the application boundary in existing shrub beds. Refer to cover letter (ref 26592/A3/AB/0064) for further information;
- Planting enhanced to two planting strips located outside of the application boundary and within Henley Camland's ownership. Refer to cover letter (ref 26592/A3/AB/0096) for further information.
- Two no. of low lying car park walls are to be removed
- Planter to be installed adjacent to commercial service yard and refuse store

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RATIONALE FOR AMENDMENTS

As outlined above, site constraints have led to conflicts between 11 proposed tree pits along the northern perimeter of the car park. A low voltage cable serving all 46 apartments and three retail units, as well as power cables to the external lighting columns are located under the footpath. Site constraints have required that the cables be laid through the previously proposed tree pits.

DESCRIPTION OF AMENDMENTS

The brief for the new proposals has been to maximise the reprovision of trees where possible and in locations where they have a high probability of establishing. Further opportunities should also be taken to maximise the soft landscaping both in and around the perimeter of the site.

The new proposals as outlined in the accompanying Landscape GA Plan (ref L1) seek to relocate all 11 removed trees in alternative locations throughout the car park and immediately adjacent to the site. A total of eight trees are to be relocated in the car park within the application boundary. Six of these will be positioned in the northern and central locations of the car park within newly constructed tree/shrub beds with raised kerb edges (ref L6), one will be located within a previously consented shrub bed close to the southern boundary and the final tree will be added to the south of the north/south row of trees.

Three further trees are proposed in an existing shrub bed immediately to the west and outside of the application boundary. The existing shrub bed falls within the boundary of the application with reference EDC/17/0064. The provision of these three trees and additional ornamental planting between has been outlined in a simultaneous application which seeks to re-discharge Condition 6 of the Reserved Matters Application (ref EDC/17/0064). Refer to the covering letter (ref 26592/A3/AB/0064) and accompanying information for further details on this application.

In addition to the reprovision of all removed trees, further opportunities have been sought to maximise soft landscaping within the car park and around it's perimeter. Additional soft landscaping is proposed outside of the application boundary to the south along the fence line of Cherry Orchard School. The provision of this ornamental planting has been outlined in a simultaneous Non-Material Amendment application for the Reserved Matters Application, ref EDC/16/0096. Refer to the covering letter (ref 26592/A3/AB/0096) and accompanying information for further details on this application.

Finally, to further maximise the soft landscaping towards the western end of the car park, a raised planter is proposed by the car park entrance into Block A. Refer to the planting schedule (ref L5) for further details on proposed planting mix and maintenance.

AMENDMENT TO CONDITION 6

In addition to the above landscaping design amendments, we are also seeking to amend Condition 6 of the Reserved Matters Application (ref EDC/17/0067). This S96A application seeks to remove parts A and C of the condition as worded below;

- *Notwithstanding the approved plans set out in condition 2 above, no development above foundation level shall take place until details of the following have been submitted to and approved in writing by the Local Planning Authority:*
  a) Ornamental planting mix
  b) A section drawing of the planter to the front elevation of the townhouses
  c) Tree pit details The details shall broadly accord with the details in the approved landscaping plan submitted with the application and the development carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development.

A revised ornamental planting mix (ref L5) and revised tree pit details (ref L6) accompany this covering letter and application.

PROPOSALS

It is expected that the landscape work as detailed within this letter and accompanying information will be completed within 3-4 weeks from approval, subject to lead times.

Payment will be made by Newcrest Ebbsfleet Ltd via the Planning Portal.

We hope that the proposals outlined in this letter and detailed within the accompanying drawings is satisfactory and trust that the reprovision of all 11 trees and additional ornamental planting is welcomed. We look forward to receiving confirmation of the validation of the application in due course. Please do not hesitate to contact us should you have any queries or concerns about the application.

Yours Sincerely

[redacted]

ANDREW BLYTHE
Associate Architect

cc: Quinton Hill-Lines, Newcrest Ebbsfleet Ltd
Dan Bentley, RPS